



JOHN J. TECKLENBURG
MAYOR

City of Charleston
South Carolina
Clerk of Council Department

VANESSA TURNER MAYBANK
CLERK OF COUNCIL

AMENDED

NOTICE OF MEETING

A meeting of the Committee on Real Estate will be held beginning at 4:00 p.m., January 23, 2018, at City Hall, 80 Broad Street, First Floor Conference Room. The agenda will be as follows:

AGENDA

Invocation – Councilmember Moody

Approval of Minutes:

- January 9, 2018

- a. Request approval to execute the Memorandum of Understanding whereby the City will renew its Agreement with the Medical University Hospital Authority for one year for the use of a police forensics lab. The property is owned by Medical University Hospital Authority. (165 Ashley Avenue, Rooms EH203A, EH203B, and EH203C; TMS: 460-15-01-049)
- b. Request approval to execute the Third Amendment to Lease whereby the City will renew its Lease with Charles River Laboratories, Inc. for one additional year for the use of the police forensics unit. The property is owned by Charles River Laboratories, Inc. (1023 Wappoo Road, Suites A14, A15, and B48; TMS: 351-15-00-007)
- c. Request approval to execute the First Amendment to Commercial Lease and Deposit Receipt whereby the City will renew its Lease with 1575 Savannah Highway, LLC for five years for the use of City storage. The property is owned by 1575 Savannah Highway, LLC. (1575 Savannah Highway, Suite 5; TMS: 349-01-00-035)
- d. Consider the following annexations:
 - (i) 209 Hickory Street (TMS# 418-13-00-103) 0.12 acre, West Ashley (District 9). The property is owned by Lucious Morris and Bridget Morris.
 - (ii) An ordinance to annex to the City of Charleston properties located West of the Ashley River on or near Highway 61 bearing Charleston County Tax Map

Nos. 361-00-00-006, 361-00-00-007, 364-00-00-001 and 364-00-00-002 as shown on the map attached to this ordinance labeled "annexation exhibit" and to make said properties a part of District 10.

- (iii) An ordinance to annex to the City of Charleston properties located West of the Ashley River on or near Highway 61 bearing Charleston County Tax Map Nos. 301-00-00-002, 301-00-00-003, 301-00-00-005, 301-00-00-023 (a portion), 359-00-00-006 as shown on the map attached to this ordinance labeled "annexation exhibit" and to make said properties a part of District 10.

- e. **Executive Session: Consider the acquisition of properties in the Cooper River Bridge District for park purposes. Action may or may not be taken.**
- f. **Request approval of a Resolution to clarify and confirm the allocation of the bond proceeds from the Horizon Redevelopment Project Area TIF.**

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.

a.)

REAL ESTATE COMMITTEE
GENERAL FORM

TO: Real Estate Committee DATE: January 23, 2018

FROM: Colleen Carducci DEPT: BFRC

ADDRESS: 165 Ashley Avenue, Rooms EH203A, EH203B, EH203C

TMS: 460-15-01-049

PROPERTY OWNER: Medical University Hospital Authority

ACTION REQUEST: Request approval to execute the Memorandum of Understanding whereby the City will renew its Agreement with the Medical University Hospital Authority for one year for the use of a police forensics lab.

ORDINANCE: Is an ordinance required? Yes ☐ No ☒

COORDINATION: The request has been coordinated with:
All supporting documentation must be included

	<u>Signature</u>	<u>Attachments</u>
Department Head	_____	<input type="checkbox"/>
Legal Department	<u>[Signature]</u>	<input type="checkbox"/>
Chief Financial Officer	<u>[Signature]</u>	<input type="checkbox"/>
Director Real Estate Management	<u>Colleen Carducci</u>	<input checked="" type="checkbox"/>
_____	_____	<input type="checkbox"/>

FUNDING: Was funding needed? Yes ☐ No ☐

If yes, was funding previously approved?* Yes ☐ No ☐

*If approved, provide the following: Dept/Div. _____ Acct: _____

Balance in Account _____ Amount needed for this item _____

NEED: Identify any critical time constraint(s).

***Commercial Property and Community & Housing Development have an additional form.**

COMMERCIAL REAL ESTATE FORM

TO: Real Estate Committee DATE: January 23, 2018

FROM: Colleen Carducci DEPT: BFRC

ADDRESS: 165 Ashley Avenue, Rooms EH203A, EH203B, EH203C

TMS: 460-15-01-049

PROPERTY OWNER: Medical University Hospital Authority

ACTION REQUEST: Request approval to execute the Memorandum of Understanding whereby the City will renew its Agreement with the Medical University Hospital Authority for one year for the use of a police forensics lab.

ORDINANCE: Is an ordinance required? Yes ☐ No ☒

ACTION: What action is being taken on the Property mentioned?

☐ **ACQUISITION** Seller (Property Owner) _____ Purchaser _____

☐ **DONATION/TRANSFER**
Donated By: _____

☐ **FORECLOSURE**
Terms: _____

☐ **PURCHASE**
Terms: _____

☐ **CONDEMNATION**
Terms: _____

☐ **OTHER**
Terms: _____

☐ **SALE** Seller (Property Owner) _____ Purchaser _____

☐ **NON-PROFIT ORG, please name** _____
Terms: _____

☐ **OTHER**
Terms: _____

☐ **EASEMENT** Grantor (Property Owner) _____ Grantee _____

☐ **PERMANENT** _____

COMMERCIAL REAL ESTATE FORM

Terms: _____

☐

TEMPORARY

Terms: _____

☒

MEMORANDUM
OF
UNDERSTANDING

Lessor:

Medical University
Hospital Authority
(MUHA)

Lessee:

City of Charleston

☐

INITIAL

Terms: _____

☒

RENEWAL

Terms:

The Agreement will be for one year, beginning June 1, 2018. The rent will be \$1,905.50 per month.

☐

AMENDMENT

Terms: _____

☐

Improvement of Property

Owner: _____

Terms: _____

BACKGROUND CHECK: If Property Action Request is for the sale or lease of city property, has a background check been completed?

Yes

☐

No

☐

N/A

☒

Results: _____

Signature:

Colleen Carducci

Director Real Estate Management

ADDITIONAL: Please identify any pertinent detail (Clauses, Agreement Terms, Repeals, etc.) regarding City Property.

NEED: Identify any critical time constraint(s).

MEMORANDUM OF UNDERSTANDING
THE MEDICAL UNIVERSITY HOSPITAL AUTHORITY
AND
THE CITY OF CHARLESTON

AGREEMENT:

This Agreement is between The Medical University Hospital Authority (MUHA) and the City of Charleston.

This Agreement shall commence on June 1, 2018 and shall run for a term of one (1) year ending May 31, 2019. This Agreement may be renewed for an additional one (1) year term upon 90-day notice from the City of Charleston subject to MUHA executive leadership approval.

The City of Charleston shall occupy 740 square feet of space located in the MUSC Children's Hospital; rooms EH203A, EH203B and EH203C. The cost shall be \$30.90 per square foot (full service) resulting in a monthly payment of \$1,905.50.

Payments shall be made to the Medical University Hospital Authority at 28 Ehrhardt Street, MSC 205, Charleston, SC 29425.

This agreement may be terminated by The City of Charleston without penalty with a 30-day written notice.

Medical University Hospital Authority

Matt Wain, Chief Operating Officer

Date

The City of Charleston

Printed Name and Title

Date

b.)

REAL ESTATE COMMITTEE
GENERAL FORM

TO: Real Estate Committee DATE: January 23, 2018

FROM: Colleen Carducci DEPT: BFRC

ADDRESS: 1023 Wappoo Road, Suites A14, A15 and B48

TMS: 351-15-00-007

PROPERTY OWNER: Charles River Laboratories, Inc.

ACTION REQUEST: Request approval to execute the Third Amendment to Lease whereby the City will renew its Lease with Charles River Laboratories, Inc. for one additional year for the use of the police forensics unit.

ORDINANCE: Is an ordinance required? Yes ☐ No ☒

COORDINATION: The request has been coordinated with:
All supporting documentation must be included

	<u>Signature</u>	<u>Attachments</u>
Department Head	_____	<input type="checkbox"/>
Legal Department	<u>[Signature]</u>	<input type="checkbox"/>
Chief Financial Officer	<u>[Signature]</u>	<input type="checkbox"/>
Director Real Estate Management	<u>Colleen Carducci</u>	<input checked="" type="checkbox"/>
	_____	<input type="checkbox"/>

FUNDING: Was funding needed? Yes ☐ No ☐

If yes, was funding previously approved?* Yes ☐ No ☐

*If approved, provide the following: Dept/Div. _____ Acct: _____

Balance in Account _____ Amount needed for this item _____

NEED: Identify any critical time constraint(s).

*Commercial Property and Community & Housing Development have an additional form.

COMMERCIAL REAL ESTATE FORM

TO: Real Estate Committee DATE: January 23, 2018

FROM: Colleen Carducci DEPT: BFRC

ADDRESS: 1023 Wappoo Road, Suites A14, A15 and B48

TMS: 351-15-00-007

PROPERTY OWNER: Charles River Laboratories, Inc.

ACTION REQUEST: Request approval to execute the Third Amendment to Lease whereby the City will renew its Lease with Charles River Laboratories, Inc. for one additional year for the use of the police forensics unit.

ORDINANCE: Is an ordinance required? Yes ☐ No ☒

ACTION: What action is being taken on the Property mentioned?

☐ **ACQUISITION** Seller (Property Owner) _____ Purchaser _____

☐ **DONATION/TRANSFER**
Donated By: _____

☐ **FORECLOSURE**
Terms: _____

☐ **PURCHASE**
Terms: _____

☐ **CONDEMNATION**
Terms: _____

☐ **OTHER**
Terms: _____

☐ **SALE** Seller (Property Owner) _____ Purchaser _____

☐ **NON-PROFIT ORG, please name** _____
Terms: _____

☐ **OTHER**
Terms: _____

☐ **EASEMENT** Grantor (Property Owner) _____ Grantee _____

☐ **PERMANENT** _____

COMMERCIAL REAL ESTATE FORM

Terms: _____

☐

TEMPORARY

Terms: _____

☒

LEASE

Lessor:

Charles River
Laboratories, Inc.

Lessee:

City of Charleston

☐

INITIAL

Terms: _____

☐

RENEWAL

Terms: _____

☒

AMENDMENT

Terms:

The Lease will be renewed for one additional year, beginning April 1, 2018. The new rent will be \$4,513.51 per month.

☐

Improvement of Property

Owner: _____

Terms: _____

BACKGROUND CHECK: If Property Action Request is for the sale or lease of city property, has a background check been completed?

Yes

☐

No

☐

N/A

☒

Results: _____

Signature:

C. Carducci

Director Real Estate Management

ADDITIONAL: Please identify any pertinent detail (Clauses, Agreement Terms, Repeals, etc.) regarding City Property.

NEED: Identify any critical time constraint(s).

THIRD AMENDMENT TO LEASE

This Third Amendment to Lease is made as of this _ day of January, 2018 (the "Third Amendment"), by City of Charleston ("Lessee"), and Charles River Laboratories, Inc. ("Lessor"), a Delaware corporation.

Whereas, Lessee and Lessor are parties to a Lease dated March 22, 2011 ("Lease"), as amended, concerning Suites A-14, A-15, and B-48, 1023 Wappoo Road, Charleston, SC 29407 ("Premises") more particularly described in the Lease; and

Whereas, Lessee and Lessor have agreed to modify the Lease;

Now, therefore, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lessee and Lessor agree that capitalized terms used herein and not otherwise defined herein shall have the meanings given to them in the Lease except as hereinafter modified:

1. The lease expiration date shall be extended 1 year to March 31, 2019.
2. The rent for the period 4/1/2018-3/31/2019 is \$4,513.51 per month.
3. As modified as set forth above, all of the terms and provisions of the Lease are hereby ratified and confirmed.

Executed as an instrument under seal as of the date first above written.

CHARLES RIVER LABORATORIES, INC.

CITY OF CHARLESTON

By: _____
Name: Jeffrey Williams
Its: Director, Capital Projects & Real Estate
Duly Authorized

By: _____
Name:
Its:
Duly Authorized

C.)

REAL ESTATE COMMITTEE
GENERAL FORM

TO: Real Estate Committee DATE: January 23, 2018

FROM: Colleen Carducci DEPT: BFRC

ADDRESS: 1575 Savannah Highway, Suite 5

TMS: 349-01-00-035

PROPERTY OWNER: 1575 Savannah Highway, LLC

ACTION REQUEST: Request approval to execute the First Amendment to Commercial Lease and Deposit Receipt whereby the City will renew its Lease with 1575 Savannah Highway, LLC for five years for the use of City storage.

ORDINANCE: Is an ordinance required? Yes ☐ No ☒

COORDINATION: The request has been coordinated with:
All supporting documentation must be included

	<u>Signature</u>	<u>Attachments</u>
Department Head		<input type="checkbox"/>
Legal Department		<input type="checkbox"/>
Chief Financial Officer		<input type="checkbox"/>
Director Real Estate Management	<u>Colleen Carducci</u>	<input checked="" type="checkbox"/>
		<input type="checkbox"/>

FUNDING: Was funding needed? Yes ☐ No ☐

If yes, was funding previously approved?* Yes ☐ No ☐

*If approved, provide the following: Dept/Div. _____ Acct: _____

Balance in Account _____ Amount needed for this item _____

NEED: Identify any critical time constraint(s).

*Commercial Property and Community & Housing Development have an additional form.

COMMERCIAL REAL ESTATE FORM

TO: Real Estate Committee DATE: January 23, 2018

FROM: Colleen Carducci DEPT: BFRC

ADDRESS: 1575 Savannah Highway, Suite 5

TMS: 349-01-00-035

PROPERTY OWNER: 1575 Savannah Highway, LLC

ACTION REQUEST: Request approval to execute the First Amendment to Commercial Lease and Deposit Receipt whereby the City will renew its Lease with 1575 Savannah Highway, LLC for five years for the use of City storage.

ORDINANCE: Is an ordinance required? Yes ☐ No ☒

ACTION: What action is being taken on the Property mentioned?

☐ **ACQUISITION** Seller (Property Owner) _____ Purchaser _____

☐ **DONATION/TRANSFER**
Donated By: _____

☐ **FORECLOSURE**
Terms: _____

☐ **PURCHASE**
Terms: _____

☐ **CONDEMNATION**
Terms: _____

☐ **OTHER**
Terms: _____

☐ **SALE** Seller (Property Owner) _____ Purchaser _____

☐ **NON-PROFIT ORG, please name** _____
Terms: _____

☐ **OTHER**
Terms: _____

☐ **EASEMENT** Grantor (Property Owner) _____ Grantee _____

☐ **PERMANENT** _____

COMMERCIAL REAL ESTATE FORM

Terms: _____

☐

TEMPORARY

Terms: _____

☒

LEASE

Lessor: 1575 Savannah Highway, LLC Lessee: City of Charleston

☐

INITIAL

Terms: _____

☐

RENEWAL

Terms: _____

☒

AMENDMENT

Terms:

The Lease will be renewed for five years, beginning April 1, 2018, with an option to renew for five additional years. The monthly rent will be \$850 per month.

☐

Improvement of Property

Owner: _____

Terms: _____

BACKGROUND CHECK: If Property Action Request is for the sale or lease of city property, has a background check been completed?

Yes ☐ No ☐ N/A ☒

Results: _____

Signature: _____

Colleen Carducci
Director Real Estate Management

ADDITIONAL: Please identify any pertinent detail (Clauses, Agreement Terms, Repeals, etc.) regarding City Property.

NEED: Identify any critical time constraint(s).

**FIRST AMENDMENT TO COMMERCIAL LEASE
AND DEPOSIT RECEIPT**

This First Amendment to Commercial Lease and Deposit Receipt is made as of this ____ day of January, 2018 (the "First Amendment"), by City of Charleston ("Lessee"), and 1575 Savannah Highway, LLC ("Lessor").

Whereas, Lessee and Lessor are parties to a Commercial Lease and Deposit Receipt dated April 1, 2008 ("Lease"), concerning Suite 5, 1575 Savannah Highway, Charleston, SC 29407 ("Premises") more particularly described in the Lease; and

Whereas, Lessee and Lessor have agreed to modify the Lease;

Now, therefore, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lessee and Lessor agree that capitalized terms used herein and not otherwise defined herein shall have the meanings given to them in the Lease except as hereinafter modified:

1. The lease expiration date shall be extended five (5) years to March 31, 2023, with the option to renew for five (5) additional years.
2. The rent for the period 4/1/2018-3/31/2023 and all option periods is \$850.00 per month.
3. As modified as set forth above, all of the terms and provisions of the Lease are hereby ratified and confirmed.

Executed as an instrument under seal as of the date first above written.

WITNESSETH:

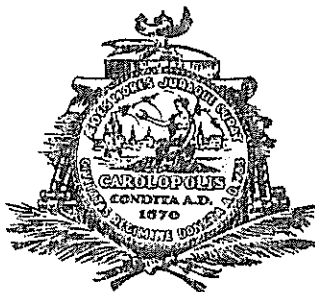
CITY OF CHARLESTON

By: John J. Tecklenburg
Its: Mayor

1575 SAVANNAH HIGHWAY, LLC

By: _____
Its: _____

d(i)



Ratification
Number _____

A N O R D I N A N C E

TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS 209 HICKORY STREET (0.12 ACRE) (TMS# 418-13-00-103), WEST ASHLEY, CHARLESTON COUNTY, TO THE CITY OF CHARLESTON, SHOWN WITHIN THE AREA ANNEXED UPON A MAP ATTACHED HERETO AND MAKE IT PART OF DISTRICT 9. THE PROPERTY IS OWNED BY LUCIOUS MORRIS AND BRIDGET MORRIS.

BE IT ORDAINED BY THE MAYOR AND THE MEMBERS OF CITY COUNCIL, IN CITY COUNCIL ASSEMBLED:

Section 1. As an incident to the adoption of this Ordinance, City Council of Charleston finds the following facts to exist:

A) Section 5-3-150, Code of Laws of South Carolina (1976) as amended, provides a method of annexing property to a city or town upon a Petition by all persons owning real estate in the area requesting annexation.

B) The City Council of Charleston has received a Petition requesting that a tract of land in Charleston County hereinafter described be annexed to and made a part of the City of Charleston, which Petition is signed by all persons owning real estate in the area requesting annexation.

C) The area comprising the said property is contiguous to the City of Charleston.

Section 2. Pursuant to Section 5-3-150, Code of Laws of South Carolina (1976) as amended, the following described property be and hereby is annexed to and made part of the City of Charleston and is annexed to and made part of present District 9 of the City of Charleston, to wit:

SAID PROPERTY to be annexed, 209 Hickory Street, (0.12 acre) is identified by the Charleston County Assessors Office as TMS# 418-13-00-103, (see attached map) shown within the area annexed upon a map attached hereto and made a part hereof.

Section 3. This ordinance shall become effective upon ratification.

Ratified in City Council this _____ day of _____
in the Year of Our Lord,
2018, in the _____ Year of the Independence of the
United States of America.

By:

John J. Tecklenburg
Mayor

Attest:

Vanessa Turner Maybank
Clerk of Council

Annexation Profile

Parcel Address: 209 Hickory Street

Presented to Council: 1/23/2018

Status: Received Signed Petition

Owner Names: Lucious Morris and Bridget Morris

Year Built: 1939

Parcel ID: 4181300103

Number of Units: 1

Number of Persons: 2

Race: Caucasian

Acreage: 0.12

Mailing Address: 209 Hickory St

Current Land Use: Residential

Address: Charleston, SC 29407

Current Zoning: R-4

Requested Zoning: SR-2

Recommended Zoning: SR-2

City Area: West Ashley

Subdivision: Ashley Forest

Council District: 9

Appraised Value: \$212,300.00

Within UGB: Yes

Assessed Value: \$8,490.00

Stormwater Fees: 72.00

Police	Located in existing service area - Team 4
Fire	Located in existing service area - Station 10
Public Service	
Sanitation	Located in existing service area. One additional stop.
Storm Water	Contiguous to existing service area.
Streets and Sidewalks	Additional City-maintained right-of-way
Traffic and Transportation	
Signalization	None
Signage	None
Pavement Markings	None
Charleston Water Systems	CWS service area.
Planning	
Urban Growth Line	Property is a developed site within the line.
City Plan (Century Five)	Development and zoning are consistent with the City Plan.
Parks	Already being served.

Notes/Comments:

**City Plan
Recommendation:**

The existing development and proposed zoning is consistent with the City Plan.
Recommend annexation.

STATE OF SOUTH CAROLINA)
) PETITION FOR ANNEXATION
COUNTY OF CHARLESTON)

TO THE HONORABLE MAYOR AND CITY COUNCIL OF CHARLESTON

WHEREAS, SECTION 5-3-150 (3) Code of laws of South Carolina provides for the annexation of an area or property which is contiguous to a City by filing with the municipal governing body a petition signed by all persons owning real estate in the area requesting annexation, and

WHEREAS, the undersigned are all persons owning real estate in the area requesting annexation, and

WHEREAS, the area requesting annexation is described as follows, to wit:

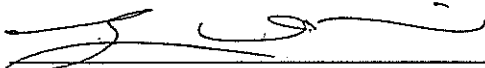
SAID PROPERTY, located in West Ashley (approximately $\frac{1}{8}$ acres) to be annexed is identified by the Charleston County Assessors Office as Property Identification Number: TMS# 418-13-00-103
(Address: 209 Hickory St., Charleston, SC 29407).

NOW, THEREFORE, the undersigned petition the City Council of Charleston to annex the above described area into the municipal limits of the City of Charleston.

Dated this ____ day of
_____, 2016

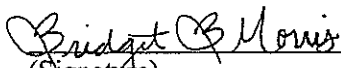
FREEHOLDERS (OWNERS) SIGNED

DATE OF SIGNATURE


(Signature)

1/9/2018
(Date)

Lucious W. Morris
(Print Name)


(Signature)

1-9-18
(Date)

Bridget B. Morris
(Print Name)

City of Charleston Annexation Map

Parcel Address:

209 Hickory St

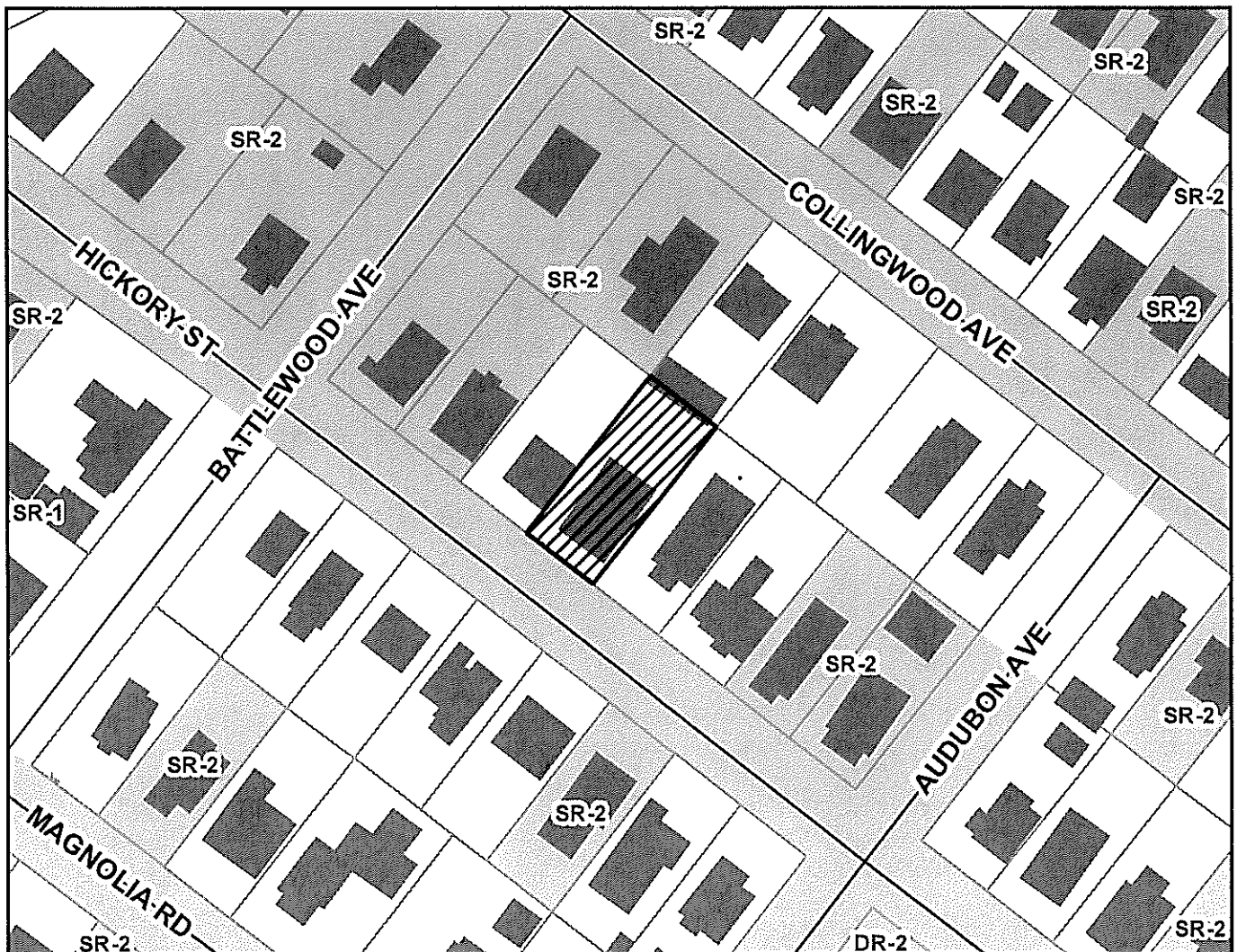
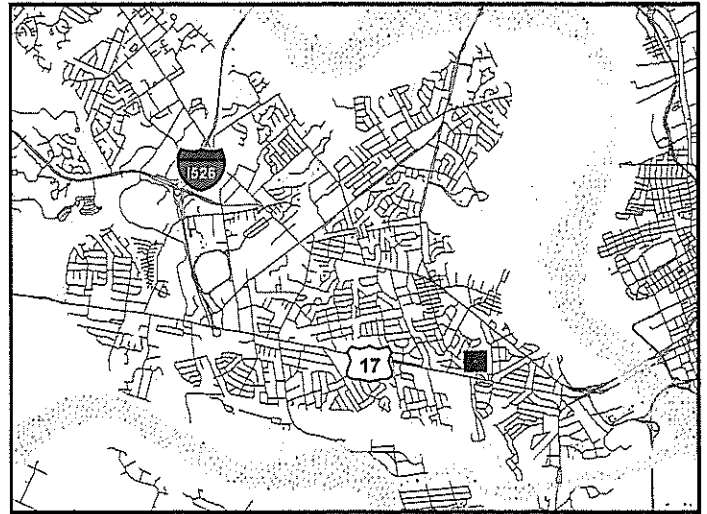
TMS #:

4181300103

Acreage: 0.12

City Council District: 9

West Ashley



Subject Property

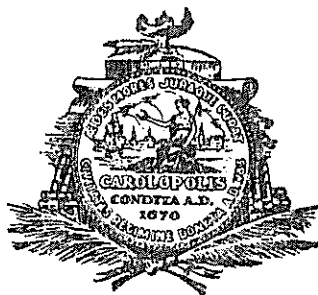


Corporate Limits
City of Charleston



Water





Ratification
Number _____

A N O R D I N A N C E

TO ANNEX TO THE CITY OF CHARLESTON PROPERTIES LOCATED WEST OF THE ASHLEY RIVER ON OR NEAR HIGHWAY 61 BEARING CHARLESTON COUNTY TAX MAP NOS. 361-00-00-006, 361-00-00-007, 364-00-00-001 AND 364-00-00-002

AS SHOWN ON THE MAP ATTACHED TO THIS ORDINANCE LABELED "ANNEXATION EXHIBIT" AND TO MAKE SAID PROPERTIES A PART OF DISTRICT 10.

BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS OF CHARLESTON, IN CITY COUNCIL ASSEMBLED:

Section 1. S. C. Code § 5-3-150 (1) provides a means for the annexation of property that is contiguous to a municipality upon receipt of a petition for annexation signed by 75% or more of the freeholders owning at least 75% of the assessed valuation of the real property in the area requesting annexation. The City Council of Charleston received a petition for the annexation of the properties described in Section 3 hereof, which petition is signed by 75% or more of the freeholders owing 75% of the assessed valuation of the real property in the area requesting annexation.

Section 2. In accordance with S. C. Code § 5-3-150 (1), City Council held a public hearing on the annexation on January 23, 2018, after duly noticing the hearing thirty days in advance thereof.

Section 3. The following properties as shown on the map labeled "Annexation Exhibit", attached to this Ordinance and made a part hereof, are hereby annexed to and made a part of District 10 of the City of Charleston, to wit: TMS No. 361-00-00-006, 361-00-00-007, 364-00-00-001, 364-00-00-002.

Section 4. This Ordinance shall become effective upon ratification.

Ratified in City Council this _____ day of
_____ In the Year of Our Lord, 20____, in
the _____ Year of the Independence of the
United States of America.

John J. Tecklenburg, Mayor

ATTEST:

Vanessa Turner Maybank,
Clerk of Council

Annexation Profile

Parcel Address: Ashley River Road

Presented to Council: 1/23/2018

Status: Received Signed Petition

Owner Names: Millbrook Plantation, LLC

Year Built: NA

Parcel ID: 3610000006

Number of Units: 0

Number of Persons: 0

Race: Vacant

Acreage: 37.61

Mailing Address: 1735 Camp Rd

Current Land Use: Agricultural

Address: Charleston, SC 29412

Current Zoning: AG-8

Requested Zoning: AG-8

City Area: West Ashley

Recommended Zoning: AG-8

Subdivision:

Appraised Value: \$3,775.00

Council District: 10

Assessed Value: \$150.00

Within UGB: No

Stormwater Fees: 0.00

Police	Located in existing service area - Team 4
Fire	Located in existing service area - Station 19
Public Service	
Sanitation	Located in existing service area. Property is undeveloped.
Storm Water	Contiguous to existing service area.
Streets and Sidewalks	No additional City-maintained right-of-way
Traffic and Transportation	
Signalization	None
Signage	None
Pavement Markings	None
Charleston Water Systems	Undeveloped
Planning	
Urban Growth Line	Property is an undeveloped site outside the line.
City Plan (Century Five)	Development and zoning are consistent with the City Plan.
Parks	Already being served.

Notes/Comments:

**City Plan
Recommendation:**

The existing development and proposed zoning is consistent with the City Plan.
Recommend annexation.

Annexation Profile

Parcel Address: Ashley River Road

Presented to Council: 1/23/2018

Status: Received Signed Petition

Owner Names: Article V Credit Shelter Trust

Year Built: NA

Parcel ID: 3610000007

Number of Units: 0

Number of Persons: 0

Race: Vacant

Acreage: 21.22

Mailing Address: 11 Pierates Cruz

Current Land Use: Agricultural

Address: Mount Pleasant, SC 29464

Current Zoning: AG-8

Requested Zoning: AG-8

City Area: West Ashley

Recommended Zoning: AG-8

Subdivision:

Appraised Value: \$3,416.00

Council District: 10

Assessed Value: \$140.00

Within UGB: No

Stormwater Fees: 0.00

Police	Located in existing service area - Team 4
Fire	Located in existing service area - Station 19
Public Service	
Sanitation	Located in existing service area. Property is undeveloped.
Storm Water	Contiguous to existing service area.
Streets and Sidewalks	No additional City-maintained right-of-way
Traffic and Transportation	
Signalization	None
Signage	None
Pavement Markings	None
Charleston Water Systems	Undeveloped
Planning	
Urban Growth Line	Property is an undeveloped site outside the line.
City Plan (Century Five)	Development and zoning are consistent with the City Plan.
Parks	Already being served.

Notes/Comments:

**City Plan
Recommendation:**

The existing development and proposed zoning is consistent with the City Plan.
Recommend annexation.

Annexation Profile

Parcel Address: 4110 Ashley River Road

Presented to Council: 1/23/2018

Status: Received Signed Petition

Owner Names: Eleanor W. Carter, Trustee

Year Built: 1984

Parcel ID: 3640000001

Number of Units: 1

Number of Persons: 2

Race: Caucasian

Acreage: 15.13

Current Land Use: Residential

Current Zoning: AG-8

Requested Zoning: AG-8

Recommended Zoning: AG-8

Appraised Value: \$397,255.00

Assessed Value: \$15,890.00

Stormwater Fees: Exempt

Mailing PO Box 369

Address: Charleston, SC 29402

City Area: West Ashley

Subdivision:

Council District: 10

Within UGB: No

Police	Located in existing service area - Team 4
Fire	Located in existing service area - Station 19
Public Service	
Sanitation	Located in existing service area. One additional stop.
Storm Water	Contiguous to existing service area.
Streets and Sidewalks	No additional City-maintained right-of-way
Traffic and Transportation	
Signalization	None
Signage	None
Pavement Markings	None
Charleston Water Systems	The property is served by a well and a septic system.
Planning	
Urban Growth Line	Property is a developed site outside the line.
City Plan (Century Five)	Development and zoning are consistent with the City Plan.
Parks	Already being served.

Notes/Comments:

**City Plan
Recommendation:**

The existing development and proposed zoning is consistent with the City Plan.
Recommend annexation.

Annexation Profile

Parcel Address: 4136 Ashley River Road

Presented to Council: 1/23/2018

Status: Received Signed Petition

Owner Names: Margaret Hartley Carter

Year Built: 1945

Parcel ID: 3640000002

Number of Units: 1

Number of Persons: 1

Race: Caucasian

Acreage: 8.4

Mailing Address: 4136 Ashley River Rd

Current Land Use: Residential

Address: Charleston, SC 29414

Current Zoning: AG-8

Requested Zoning: AG-8

City Area: West Ashley

Recommended Zoning: AG-8

Subdivision:

Appraised Value: \$64,152.00

Council District: 10

Assessed Value: \$3,720.00

Within UGB: No

Stormwater Fees: 72.00

Police	Located in existing service area - Team 4
Fire	Located in existing service area - Station 19
Public Service	
Sanitation	Located in existing service area. One additional stop.
Storm Water	Contiguous to existing service area.
Streets and Sidewalks	No additional City-maintained right-of-way
Traffic and Transportation	
Signalization	None
Signage	None
Pavement Markings	None
Charleston Water Systems	The property is served by a well and a septic system.
Planning	
Urban Growth Line	Property is a developed site outside the line.
City Plan (Century Five)	Development and zoning are consistent with the City Plan.
Parks	Already being served.

Notes/Comments:

**City Plan
Recommendation:**

The existing development and proposed zoning is consistent with the City Plan.
Recommend annexation.

TO THE MAYOR AND CITY COUNCIL OF THE CITY OF CHARLESTON, SOUTH CAROLINA:

The undersigned, being at least 75 percent of the freeholders owning at least 75 percent of the assessed value of the property in the contiguous territory described below and shown on the attached plat(s), hereby petition for annexation of said territory to the City pursuant to South Carolina Code Section 5-3-150(1).

The territory to be annexed is described as follows:

Parcel One:

ALL that certain piece, parcel. Lot or tract of land, situate, lying and being between South Carolina Highway 61 (Ashley River Road) and the Ashley River, in the County of Charleston, State of South Carolina and being a portion of Millbrook Plantation.

BEGINNING at a concrete post on the North side of said SC Highway 61; thence, following the right-of-way of said Highway North sixty (60) degrees, fifty-five (55) minutes West, seven hundred thirty-four and 18/100 (734.18') feet, a little more or less, to a point on said Highway; thence North twenty-five (25) degrees, zero (0) minutes East, one thousand six hundred fifty (1,650') feet, more or less to a point on the South bank of the Ashley River; thence, following the edge of said river in a generally northwesterly direction to a concrete on the South bank of said river, thence, from said concrete post South five (5) degrees, ten (10) minutes West, seven hundred ninety and 68/100 (790.68') feet across the marshlands of the Ashley River to an iron pipe on the edge of the highland; thence South thirty-one (31) degrees forty-eight (48) minutes West one thousand five hundred fifty-six and 28/100 (1,556.28') feet to the concrete post on the North side of said SC Highway 61, the point or place of beginning.

BUTTING AND BOUNDING on the South on SC Highway 61 (Ashley River Road); East on lands now or formerly of Ramsey; North on the Ashley River; and West on tract of land of Grayson G. Hanahan.

TMS No. 361-00-00-006

And

Parcel Two

ALL that certain piece, parcel or tract of land, situate, lying and being in the County of Charleston, State of South Carolina, and being known as "Tract C1", containing approximately 21.22 acres, more or less, owned by Grayson G. Hanahan, as shown and designated on a plat entitled, "Plat showing Resubdivision of a Portion of Millbrook Tract, St. Andrews Parish, Charleston Co. SC", dated May 4, 1983, made by W. L. Gaillard and recorded in the RMC Office for Charleston County in Plat Book AX at Page 138 on June 23, 1983. Said Tract having

such size, shape, dimensions, buttings and bounds as will be reference to said plat more fully appear.

TMS. No. 361-00-00-007

And

Parcel Three

All that certain piece, parcel or tract of land situate, lying and being in Charleston County, South Carolina, as shown on a Plat entitled "Plat Showing Re-subdivision of a Portion of the Millbrook Tract, St. Andrews Parish, Charleston Co., S.C." by W. L. Gaillard dated May 4, 1983, said Plat being recorded in the R. M. C. Office for Charleston County in Plat Book AX, at page 138, said tract being shown thereon as Tract "H", 15.13 ac., all as with reference to said plant more fully appear.

TMS No. 364-00-00-001

And

Parcel Four

TMS. No. 364-00-00-002

(See attachments: individual plats)

The property is designated as follows on the County Tax Maps: 361-00-00-006; 361-00-00-007; 364-00-00-001; and 364-00-00-002

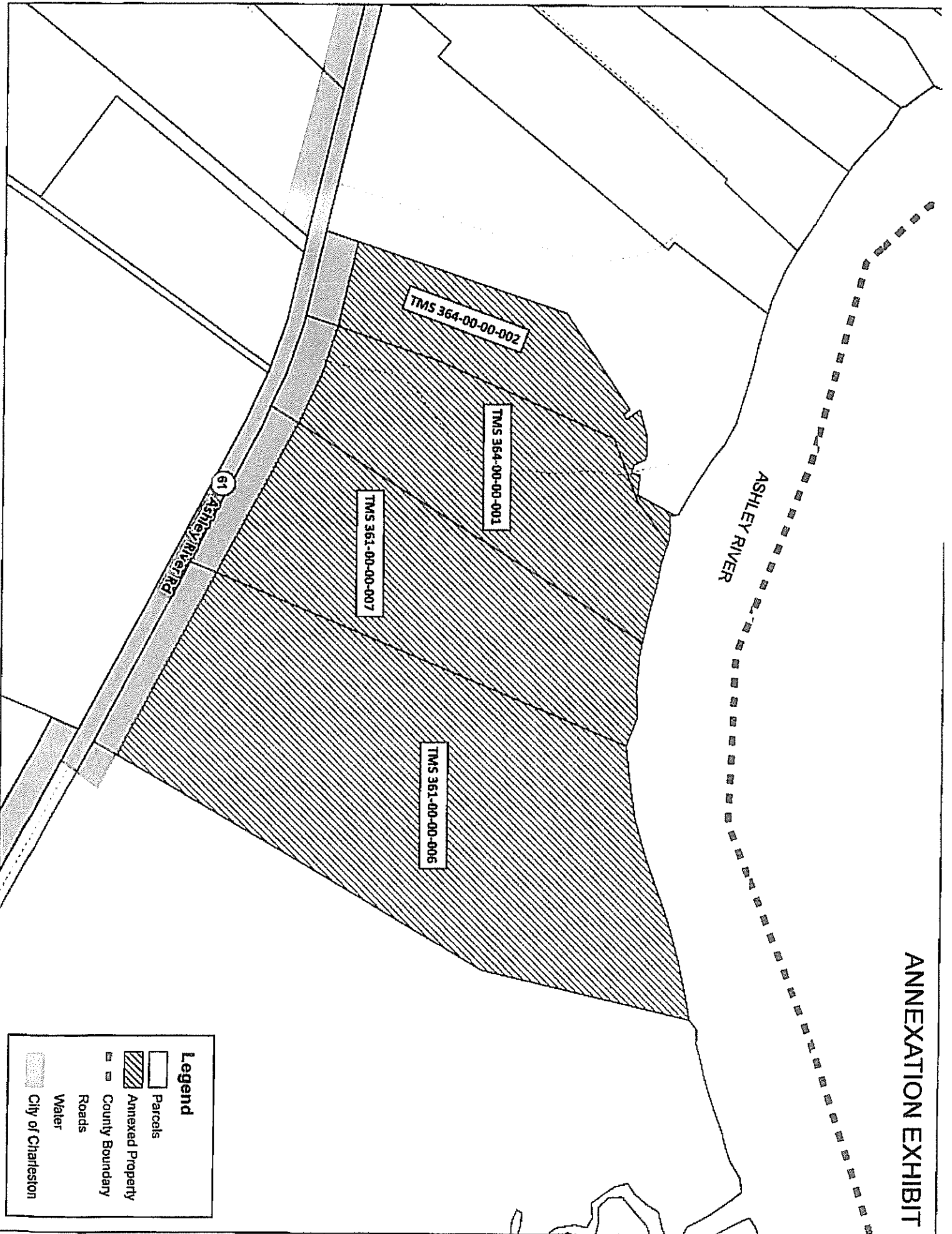
(See attachments: annexation exhibit)

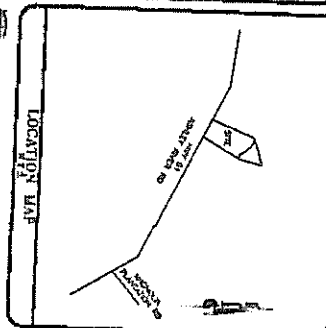
Dated: *December 11, 2017*

Parcel Four

All that certain piece, parcel or tract of land situate, lying and being in Charleston County, South Carolina, as shown on a Plat entitled "Plat Showing Re-subdivision of a Portion of the Millbrook Tract, St. Andrews Parish, Charleston Co., S.C." by W.L. Gaillard dated May 4, 1983, said Plat being recorded in the R.M.C. Office for Charleston County in Plat Book AX, at page 138, said tract being shown thereon as Tract "G", 8.4 ac., all as reference to said plat will more fully appear.

ANNEXATION EXHIBIT



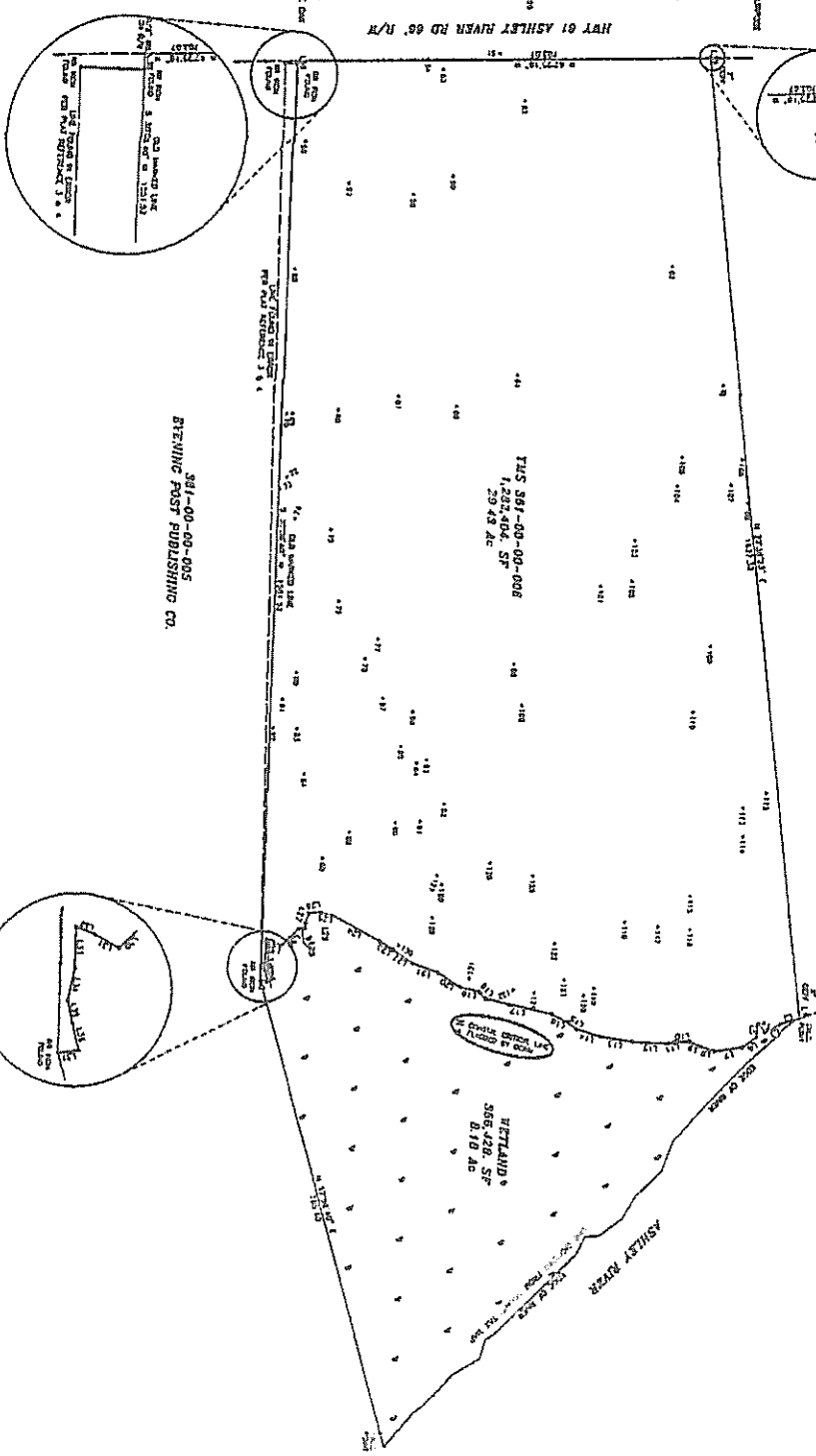


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UNITED STATES DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION
WASHINGTON, D. C. 20535

481-DO-00-007
ARTICLE V CREDIT SHELTER TRUST

381-00-00-005
BEEMING POST PUBLISHING CO.



APPROVAL

(Signature)

DATE _____ TIME _____
BY _____ FOR _____

RECEIVED
DATE _____ TIME _____
BY _____ FOR _____

STANDARD FORM NO. 64

FOR OFFICE USE ONLY - Do Not Write In This Space

NOV 1964

APPROVED AND FORWARDED:

SPECIAL AGENT IN CHARGE

APPROVAL AND RECORDING STAMP AND SIGNATURE BOX


HILEY
HYIING, INC.
 4010 HWY. 101 N. W. 2225
 4010 FAX (954) 971-8336
 WWW.HILEY.COM
 4010-001

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE FOREGOING STATEMENTS ARE TRUE AND CORRECT, AND THE SIGNATURES OF THE LOCAL BOARD MEMBERS, FOR THE PURPOSE OF THIS STATEMENT, IS SOLEMN, SINCERE, AND TRUTHFUL, AND I HAVE NO REASON TO BELIEVE THE SIGNATURES FOR A FALSE OR MISLEADING STATEMENT.

Paul J. [Signature]

PAUL J. [Signature] OF THE [Signature] OF THE [Signature]

SCALE 1" = 100'



JULY 21, 2017

BOUNDARY SURVEY OF
TIN 361-00 00-006 OWNED BY
MILLBROOK PLANTATION, LLC.
LOCATED IN THE ST ANDREWS PARISH
PLANTATION, CALHOUN

ASHLEY
LAND SURVEYING, INC.
100 BARBARA PARKWAY HUNTERDON, NJ 08832
TELEPHONE: (848) 871-4418 FAX: (848) 871-8336
EMAIL: PLANNING@ASHLEYCO.COM WEB: WWW.ASHLEYCO.COM
JOB NUMBER 2017-4804-001

TMS No. 361-00-00-006

Millbrook Plantation, LLC

By _____

Its: _____

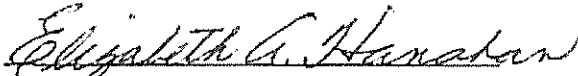
Date: _____

TMS No. 361-00-00-007

Elizabeth A. Hanahan and

T. Heyward Carter, Jr., Co-Trustees of the

Article V Credit Shelter Trust u/w/o Grayson G. Hanahan



Elizabeth A. Hanahan, Co-Trustee


Date: 12/12/17



T. Heyward Carter, Jr., Co-Trustee

Date: 12/11/17

TMS No. ~~364-00-00-001~~



Eleanor W. Carter, Trustee under South Carolina

Personal Residence Trust of Eleanor W. Carter

Date: 12/11/17

TMS No. 364-00-00-002

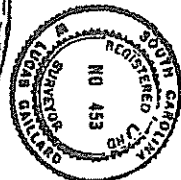


Margaret Hartley Carter

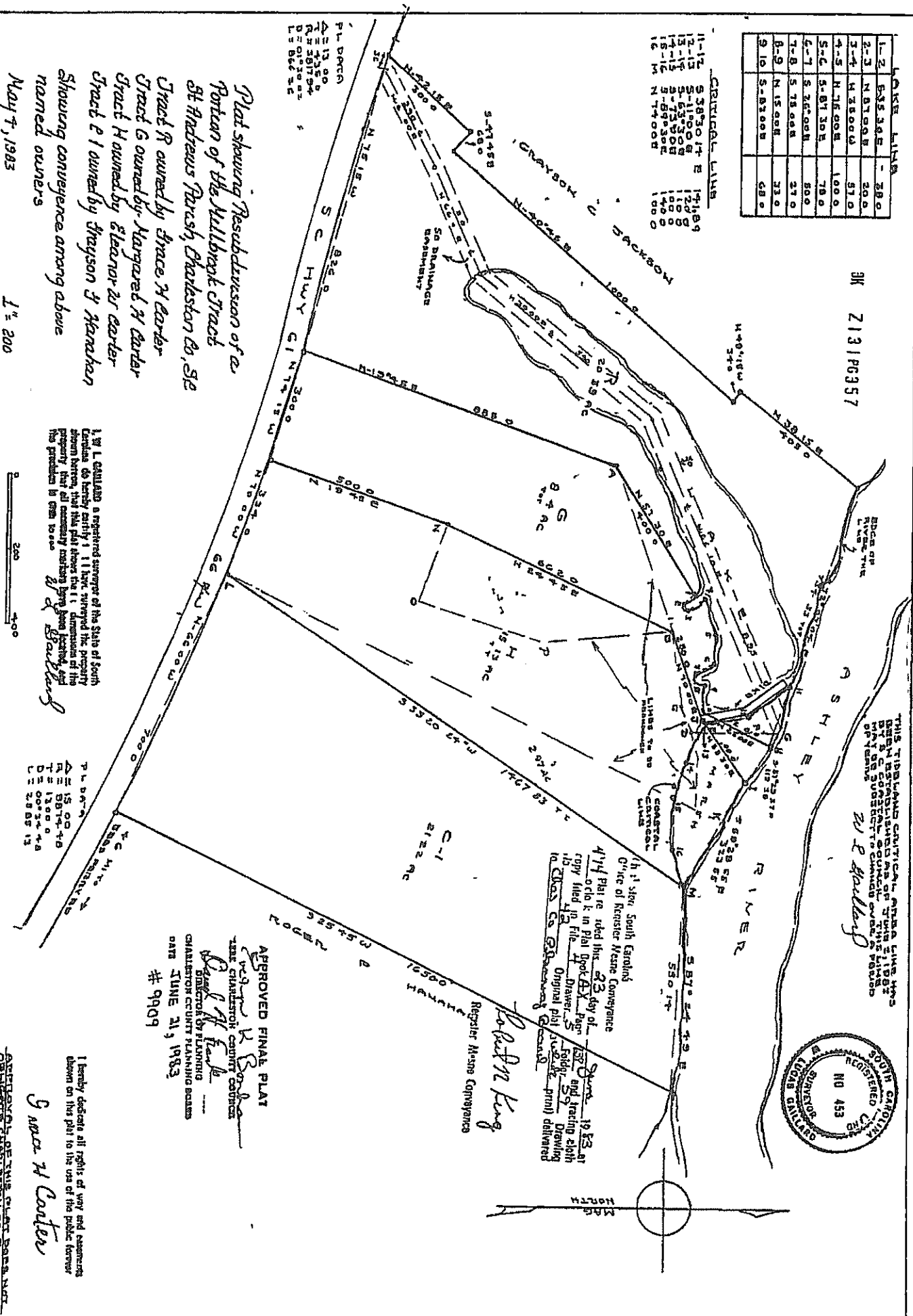
Date: Dec 12, 2017

LINE	BEARING	DISTANCE
1-2	S 35.34 E	28.0
2-3	N 81.00 E	20.0
3-4	N 18.00 W	51.0
4-5	N 75.00 W	100.0
5-6	S 81.30 E	78.0
6-7	S 26.00 W	80.0
7-8	S 75.00 E	27.0
8-9	N 15.00 E	23.0
9-10	S 81.00 W	68.0

3K 213160357



LINE	BEARING	DISTANCE
11-12	S 38.30 E	141.89
12-13	S 11.00 E	120.00
13-14	S 53.30 E	100.00
14-15	S 73.30 E	140.00
15-16	S 89.30 E	100.00
16-17	N 74.00 E	100.00



Plat showing Resubdivision of a
 Portion of the Hillbrook Tract
 St Andrews Parish, Charleston Co, S.C.
 Tract R owned by Grace M Barber
 Tract G owned by Margaret M Barber
 Tract H owned by Eleanor W Barber
 Tract E owned by Grayson J Hadden
 Showing conveyance among above
 named owners
 May 7, 1983

I, W L CANLAD a registered surveyor of the State of South
 Carolina do hereby certify: I have surveyed the property
 shown herein, that this plat shows the dimensions of the
 property that all necessary markings have been located and
 the precision is from 10000
 W L Canlad

P.L. DATA
 A = 13.00
 B = 13.00
 C = 13.00
 D = 2.50
 E = 13

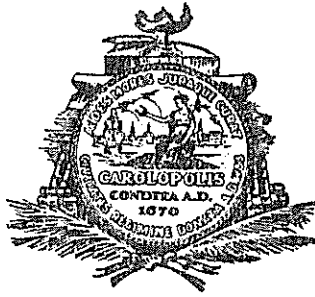
I hereby declare all rights of way and easements
 shown on this plat to the use of the public forever
 G. W. H. Carter

APPROVED FINAL PLAT
 W. L. Canlad
 REGISTERED SURVEYOR
 DIRECTOR OF PLANNING
 CHARLESTON COUNTY PLANNING BOARD
 DATE JUNE 21, 1983
 # 9909

4/14 This plat is filed this 23 day of June 1983 at
 10:15 in the file of the Charleston County Planning Board
 Original plat (over 1000 sq ft) delivered
 to the Charleston County Planning Board
 by the Charleston County Planning Board
 Office of Kemper Marine Conveyance
 Charleston, South Carolina

Register Marine Conveyance
 Robert King

APPROVED OF THIS PLAT DATA NOT
 TO BE USED FOR ANY OTHER PURPOSES



Ratification
Number _____

A N O R D I N A N C E

TO ANNEX TO THE CITY OF CHARLESTON PROPERTIES LOCATED WEST OF THE ASHLEY RIVER ON OR NEAR HIGHWAY 61 BEARING CHARLESTON COUNTY TAX MAP NOS. 301-00-00-002, 301-00-00-003, 301-00-00-005, 301-00-00-023 (A PORTION), 359-00-00-006 AS SHOWN ON THE MAP ATTACHED TO THIS ORDINANCE LABELED "ANNEXATION EXHIBIT" AND TO MAKE SAID PROPERTIES A PART OF DISTRICT 10.

BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS OF CHARLESTON, IN CITY COUNCIL ASSEMBLED:

Section 1. S. C. Code § 5-3-150 (1) provides a means for the annexation of property that is contiguous to a municipality upon receipt of a petition for annexation signed by 75% or more of the freeholders owning at least 75% of the assessed valuation of the real property in the area requesting annexation. The City Council of Charleston received a petition for the annexation of the properties described in Section 3 hereof, which petition is signed by 75% or more of the freeholders owing 75% of the assessed valuation of the real property in the area requesting annexation.

Section 2. In accordance with S. C. Code § 5-3-150 (1), City Council held a public hearing on the annexation on January 23, 2018, after duly noticing the hearing thirty days in advance thereof.

Section 3. The following properties as shown on the map labeled "Annexation Exhibit", attached to this Ordinance and made a part hereof, are hereby annexed to and made a part of District 10 of the City of Charleston, to wit: TMS No. 301-00-00-002, 301-00-00-003, 301-00-00-005, 301-00-00-023 (a portion), 359-00-00-006

Section 4. This Ordinance shall become effective upon ratification.

Ratified in City Council this _____ day of _____
In the Year of Our Lord, 20____, in
the _____ Year of the Independence of the
United States of America.

John J. Tecklenburg, Mayor

ATTEST:

Vanessa Turner Maybank,
Clerk of Council

Annexation Profile

Parcel Address: Highway 61

Presented to Council: 1/23/2018

Status: Received Signed Petition

Owner Names: Millbrook LLC

Year Built: NA

Parcel ID: 3010000002

Number of Units: 0

Number of Persons: 0

Race: Vacant

Acreage: approx. 1354.5

Mailing Address: 4110 Ashley River Rd

Current Land Use: Agricultural

Address: Charleston, SC 29414

Current Zoning: AG-8

Requested Zoning: AG-8

City Area: West Ashley

Recommended Zoning: AG-8

Subdivision:

Appraised Value: \$281,427.00

Council District: 10

Assessed Value: \$11,720.00

Within UGB: No

Stormwater Fees: 0.00

Police	Located in existing service area - Team 4
Fire	Located in existing service area - Station 19
Public Service	
Sanitation	Located in existing service area. Property is undeveloped.
Storm Water	Contiguous to existing service area.
Streets and Sidewalks	No additional City-maintained right-of-way
Traffic and Transportation	
Signalization	None
Signage	None
Pavement Markings	None
Charleston Water Systems	Undeveloped
Planning	
Urban Growth Line	Property is an undeveloped site outside the line.
City Plan (Century Five)	Development and zoning are consistent with the City Plan.
Parks	Already being served.

Notes/Comments:

**City Plan
Recommendation:**

The existing development and proposed zoning is consistent with the City Plan.
Recommend annexation.

Annexation Profile

Parcel Address: Highway 61

Presented to Council: 1/23/2018

Status: Received Signed Petition

Owner Names: Roger Parke Hanahan, Jr.

Year Built: 1922/1935

Parcel ID: 3010000003

Number of Units: 2

Number of Persons: 0

Race: Vacant

Acreage: approx. 1359.42

Mailing: 55 Timmerman Dr

Current Land Use: Agri/Residential

Address: Charleston, SC 29407

Current Zoning: AG-8

Requested Zoning: AG-8

City Area: West Ashley

Recommended Zoning: AG-8

Subdivision:

Appraised Value: \$573,715.00

Council District: 10

Assessed Value: \$26,750.00

Within UGB: No

Stormwater Fees: 72.00

Police	Located in existing service area - Team 4
Fire	Located in existing service area - Station 19
Public Service	
Sanitation	Located in existing service area. Property is partially developed.
Storm Water	Contiguous to existing service area.
Streets and Sidewalks	No additional City-maintained right-of-way
Traffic and Transportation	
Signalization	None
Signage	None
Pavement Markings	None
Charleston Water Systems	The property is served by a well and a septic system.
Planning	
Urban Growth Line	Property is a partially developed site outside the line.
City Plan (Century Five)	Development and zoning are consistent with the City Plan.
Parks	Already being served.

Notes/Comments:

**City Plan
Recommendation:**

The existing development and proposed zoning is consistent with the City Plan.
Recommend annexation.

Annexation Profile

Parcel Address: Ashley River Road

Presented to Council: 1/23/2018

Status: Received Signed Petition

Owner Names: Whitfield Construction Company

Year Built: NA

Parcel ID: 3010000005

Number of Units: 0

Number of Persons: 0

Race: Vacant

Acreage: approx. 2242.58

Mailing Address: 6518 Dorchester Rd

Current Land Use: Agricultural

Address: Charleston, SC 29418

Current Zoning: AG-8

Requested Zoning: AG-8

City Area: West Ashley

Recommended Zoning: AG-8

Subdivision:

Appraised Value: \$194,041.00

Council District: 10

Assessed Value: \$7,760.00

Within UGB: No

Stormwater Fees: 0.00

Police	Located in existing service area - Team 4
Fire	Located in existing service area - Station 19
Public Service	
Sanitation	Located in existing service area. Property is undeveloped.
Storm Water	Contiguous to existing service area.
Streets and Sidewalks	No additional City-maintained right-of-way
Traffic and Transportation	
Signalization	None
Signage	None
Pavement Markings	None
Charleston Water Systems	Undeveloped
Planning	
Urban Growth Line	Property is an undeveloped site outside the line.
City Plan (Century Five)	Development and zoning are consistent with the City Plan.
Parks	Already being served.

Notes/Comments:

**City Plan
Recommendation:**

The existing development and proposed zoning is consistent with the City Plan.
Recommend annexation.

Annexation Profile

Parcel Address: Bear Swamp Road

Presented to Council: 1/23/2018

Status: Received Signed Petition

Owner Names: W O H LLC

Year Built: NA

Parcel ID: 3010000023 (a portion)

Number of Units: 0

Number of Persons: 0

Race: Vacant

Acreage: approx. 7.56

Mailing Address: 70 Chadwick Dr

Current Land Use: Agricultural

Address: Charleston, SC 29407

Current Zoning: AG-8

Requested Zoning: AG-8

City Area: West Ashley

Recommended Zoning: AG-8

Subdivision:

Appraised Value: \$0.00

Council District: 10

Assessed Value: \$0.00

Within UGB: No

Stormwater Fees: 0.00

Police	Located in existing service area - Team 4
Fire	Located in existing service area - Station 19
Public Service	
Sanitation	Located in existing service area. Property is undeveloped.
Storm Water	Contiguous to existing service area.
Streets and Sidewalks	No additional City-maintained right-of-way
Traffic and Transportation	
Signalization	None
Signage	None
Pavement Markings	None
Charleston Water Systems	Undeveloped
Planning	
Urban Growth Line	Property is an undeveloped site outside the line.
City Plan (Century Five)	Development and zoning are consistent with the City Plan.
Parks	Already being served.

Notes/Comments:

**City Plan
Recommendation:**

The existing development and proposed zoning is consistent with the City Plan.
Recommend annexation.

Annexation Profile

Parcel Address: 3453 Ashley River Road

Presented to Council: 1/23/2018

Status: Received Signed Petition

Owner Names: 3453 Ashley River Rd LLC

Year Built: NA

Parcel ID: 3590000006

Number of Units: 0

Number of Persons: 0

Race: Vacant

Acreage: approx. 85.65

Mailing Address: PO Box 32219

Current Land Use: Agri/Industrial

Address: Charleston, SC 29417

Current Zoning: AG-8

Requested Zoning: AG-Special

City Area: West Ashley

Recommended Zoning: AG-Special

Subdivision:

Appraised Value: \$807,989.00

Council District: 10

Assessed Value: \$48,480.00

Within UGB: No

Stormwater Fees: 0.00

Police	Located in existing service area - Team 4
Fire	Located in existing service area - Station 19
Public Service	
Sanitation	Located in existing service area. Property is partially developed.
Storm Water	Contiguous to existing service area.
Streets and Sidewalks	No additional City-maintained right-of-way
Traffic and Transportation	
Signalization	None
Signage	None
Pavement Markings	None
Charleston Water Systems	No water and sewer service.
Planning	
Urban Growth Line	Property is a partially developed site outside the line.
City Plan (Century Five)	Development and zoning are consistent with the City Plan.
Parks	Already being served.

Notes/Comments:

**City Plan
Recommendation:**

The existing development and proposed zoning is consistent with the City Plan.
Recommend annexation.

TO THE MAYOR AND CITY COUNCIL OF THE CITY OF CHARLESTON, SOUTH CAROLINA:

The undersigned, being at least 75 percent of the freeholders owning at least 75 percent of the assessed value of the property in the contiguous territory described below and shown on the attached plat(s), hereby petition for annexation of said territory to the City pursuant to South Carolina Code Section 5-3-150(1).

The territory to be annexed is described as follows:

Parcel 1

All that certain piece, parcel or tract of land, situate, lying and being in Charleston County, South Carolina, with a small portion thereof situate, lying and being in Dorchester County, South Carolina, located on the southwest side of S.C. Highway 61, containing 1,487 acres, more or less, designated and shown as "TRACT 'A,' 1487.0 ACRES, GRACE HANAHAN CARTER," on that certain plat entitled, "PLAT OF 5,526 ACRES, MILLBROOK PLANTATION, ST. ANDREWS PARISH, CHARLESTON COUNTY, S.C.," prepared by H. Exo Hilton (S.C.R.L.S. 2252), dated June 1969, and recorded on January 29, 1970, in Plat Book Z at Pages 072 and 073, in the RMC Office for Charleston County, South Carolina, said piece, parcel or tract of land having such size, shape, dimensions, buttings and boundings as will by reference to said plat more fully and at large appear.

Saving and excepting therefrom, the following:

- (1) All portions of the above-referenced parcel lying within Dorchester County, South Carolina.
- (2) All that certain piece, parcel or tract of land, situate, lying and being in Charleston County, South Carolina, located on the northeast side of S.C. Highway 61, containing 55.0 acres, more or less, and being shown and designated as "55.0 AC.," on that certain plat entitled, "PLAT OF A PART OF MILLBROOK PLANTATION, ST ANDREWS PARISH, CHARLESTON COUNTY, S.C., OWNED BY – GRACE H. CARTER, ABOUT TO BE CONVEYED TO ASHBY FARROW AND EMILY R. FARROW, SURVEYED MAY 3, 1976," prepared by W.L. Gaillard (S.C.R.L.S. #453), dated May 3, 1976, and recorded on June 14, 1976, in Plat Book W at Page 106 in the RMC Office for Charleston County, South Carolina, said piece, parcel or tract of land having such size, shape, dimensions, buttings and boundings as will by reference to said plat more fully and at large appear.
- (3) All that certain piece, parcel or tract of land, situate, lying and being in Charleston County, South Carolina, containing 0.50 acres, more or less, being shown and designated as "0.05 AC," on that certain plat entitled, "PLAT OF 0.50 ACRES, PROPERTY OF GRACE HANAHAN CARTER, ABOUT TO BE CONVEYED TO OLIVE BRANCH BAPTIST CHURCH, ST. ANDREWS PARISH, CHARLESTON COUNTY, SOUTH CAROLINA," prepared by H. Exo Hilton (S.C.R.L.S. #2552), dated November 1976, and recorded on August 18, 1978 in Plat Book AL at Page 059 in the RMC Office for Charleston County, South Carolina, said piece, parcel or tract of land having such size, shape, dimensions, buttings and boundings as will by reference to said plat more fully and at large appear.

TMS 301-00-00-002

Parcel 2

All that tract of land, together with the buildings and improvements thereon and partially fronting on the Southwest side of S.C. Highway 61 in St. Andrews Parish, Charleston County. This property is the residual portion of Tract B originally shown (prior to its subdivision) on a plat prepared by H. Exo Hilton, R.L.S., entitled, "Plat of 5,526 Acres, Millbrook Plantation, St. Andrews Parish, Charleston, S.C.," dated June 1969 and recorded on January 29, 1970 in Plat Book Z at Pages 72 and 73 in the RMC Office for Charleston County, South Carolina, said piece, parcel or tract of land having such size, shape, dimensions, buttings and boundings as will by reference to said plat more fully and at large appear.

Less and excepting the following:

- (1) All portions of the above-referenced parcel lying within Dorchester County, South Carolina.
- (2) Tracts A, B and C as shown on a plat prepared by H. Exo Hilton, R.L.S., entitled: "A Plat of 206.8 Acres, a portion of Tract 'B,' Millbrook Plantation, Property of J. Ross Hanahan, Jr., St. Andrews Parish Charleston County, S.C.," dated August 1971 and recorded December 2, 1971 in Plat Book AA at Page 111A in the RMC Office for Charleston County, South Carolina, said piece, parcel or tract of land having such size, shape, dimensions, buttings and boundings as will by reference to said plat more fully and at large appear.
- (3) Tracts A1, B1 and C1 as shown on a plat prepared by H. Exo Hilton entitled: "Plat of 227.76 Acres, a portion of Tract 'B' Millbrook Plantation Property of J. Ross Hanahan, Jr., St. Andrews Parish, Charleston County, South Carolina, dated February 1978 and recorded March 23, 1978 in Plat Book AK at Page 101 in the RMC Office for Charleston County, South Carolina, said piece, parcel or tract of land having such size, shape, dimensions, buttings and boundings as will by reference to said plat more fully and at large appear.

TMS 301-00-00-003

Parcel 3

All that certain piece, parcel or tract of land, situate, lying and being located near Magnolia Gardens in West St. Andrews, Charleston County, South Carolina, containing 2,294.17 acres, more or less, being shown and designated as "Georgia Pacific Investment Company, 2,294.17 Acres," on a plat entitled, "Plat of 2,294.17 Acres, owned by Georgia Pacific Investment Company, located near Magnolia Gardens, West St. Andrews, Charleston Co., So. Carolina," prepared by William C. Boineau (S.C.R.L.S. #4173), dated September 19, 1987, last revised October 15, 1987, and recorded on November 24, 1987 in Plat Book BP at Page 129 in the RMC Office for Charleston County, South Carolina, said piece, parcel or tract of land having such size, shape, dimensions, buttings and boundings as will by reference to said plat more fully and at large appear.

Less and excepting the following:

(1) That portion of the above-described property previously annexed into the City of Charleston, containing 50 acres, more or less, now designated as TMS 301-00-00-039.

(2) All that certain piece, parcel or tract of land, situate, lying and being in Charleston County, South Carolina, containing 0.621 acres, more or less, being shown and designated as "LEASE PARCEL 'A' (0.621 AC.)," on that certain plat entitled, "A LEASE PARCEL BOUNDARY SURVEY PLAT OF LEASE PARCEL 'A,' a 20' UTILITY EASEMENT, and a 20' INGRESS-EGRESS EASEMENT on the WHITFIELD TRACT, to be LEASED to SPRING CELLULAR COMPANY, OWNED by WHITFIELD CONTRUCTION COMPANY, LOCATED in ST. ANDREWS PARISH, CHARLESTON COUNTY, SOUTH CAROLINA," prepared by Keith A. Wilson (SCRLS # 12252), dated November 8, 1993, last revised May 19, 1994, and recorded on June 8, 1994, in Plat Book EA at Page 069 in the RMC Office for Charleston County, South Carolina, said piece, parcel or tract of land having such size, shape, dimensions, buttings and boundings as will by reference to said plat more fully and at large appear.

(3) All that certain piece, parcel or tract of land, situate, lying and being in Charleston County, South Carolina, containing 1 acre, more or less, being shown and designated as "NEW PARCEL 1, 43,559.59 sq. ft., 1.000 acres," on that certain plat entitled, "SUBDIVISION PLAT SHOWING A NEW PARCEL 1 (1.000 ACRE), BEING A PORTION OF TMS 301-00-00-005, PROPERTY OF WHITFIELD CONSTRUCTION COMPANY, LOCATED NEAR WEST ASHLEY, CHARLESTON COUNTY, SOUTH CAROLINA," prepared by Timothy D. Elmer (SCRLS # 17566), dated October 17, 2016, updated August 8, 2017, and recorded on September 22, 2017, in Plat Book S17 at Page 0224 in the RMC Office for Charleston County, South Carolina, said piece, parcel or tract of land having such size, shape, dimensions, buttings and boundings as will by reference to said plat more fully and at large appear.

TMS 301-00-00-005

Parcel 4

All that certain strip or parcel of land situate, lying and being in Charleston County, South Carolina, being approximately 100 feet in width, and being within fifty feet (50') of either side of the centerline of that certain right-of-way shown and designated as "Power Line, SCE&G 195' R/W," as shown on a plat entitled, "Plat of 2,094.0 Acres, Tract—'C' Portion of Millbrook Plantation, Property of W.O. Hanahan Sr., Divided as Shown Above, St. Andrews Parish, Charleston County, South Carolina," prepared by H. Exo Hilton (S.C.R.L.S. #2552), dated May-July 1981, and recorded on July 22, 1982 in Plat Book AV at Pages 156 and 157 in the RMC Office for Charleston County, South Carolina, said piece, parcel or tract of land having such size, shape, dimensions, buttings and boundings as will by reference to said plat more fully and at large appear.

A portion of TMS 301-00-00-023

Parcel 5

All that certain piece, parcel or lot of land, situate, lying and being in St. Andrews Parish, Charleston County, South Carolina, known and designated as "12.85 Acres Existing Tract," "47.34 Acres New Tract,"

"16.60 Acres Existing Tract," "1.85 Acres Existing Tract," and "7.04 Acres Existing Tract," as shown on a plat entitled "Plat of a 85.56 Acre Tract, Located at St. Andrews Parish, Charleston County, S.C.," by Keith Kevin Ruddy (SCRLS #9479) of St. Pauls Land & Mapping Co., dated February 28, 1984, and recorded on May 2, 1984, in Plat Book BA at Page 014 in the RMC Office for Charleston County, South Carolina, said piece, parcel or tract of land having such size, shape, dimensions, buttings and boundings as will by reference to said plat more fully and at large appear.

TMS 359-00-00-006

(See attachments: individual plats)

The property is designated as follows on the Charleston County Tax Maps: 301-00-00-002; 301-00-00-003; 301-00-00-005; a portion of 301-00-00-023; 359-00-00-006

(See attachments: annexation exhibit)

Dated: December 15, 2017

TMS No. 301-00-00-002

Millbrook, LLC

By: T. Heyward Carter, Jr.

T. Heyward Carter, Jr., as Investment Manager of
THC Millbrook, LLC and as Co-Trustee of the Grace H. Carter Trust
f/b/o Margaret Carter

Date: 12/15/17

By: _____

William S. Jackson, as Trustee of the GCI Legacy Trust

Date: _____

By: _____

Grayson C. Jackson, as Trustee of the WSJ Legacy Trust and as
Co-Trustee of the Grace H. Carter Trust f/b/o Margaret H. Carter

Date: _____

Margaret H. Carter

Margaret H. Carter
Date: 12/16/17

TMS No. 301-00-00-003

Roger Parke Hanahan, Jr.

Date: _____

TMS No. 301-00-00-005

Whitfield Construction Company

By: _____

Its: _____

Date: _____

TMS No. 301-00-00-002

Millbrook, LLC

By: _____

T. Heyward Carter, Jr., as Investment Manager of
THC Millbrook, LLC and as Co-Trustee of the Grace H. Carter Trust
f/b/o Margaret Carter

Date: _____

By: William S. Jackson

William S. Jackson, as Trustee of the GCI Legacy Trust

Date: 12/16/17

By: Grayson C. Jackson

Grayson C. Jackson, as Trustee of the WSJ Legacy Trust and as
Co-Trustee of the Grace H. Carter Trust f/b/o Margaret H. Carter

Date: 12/16/17

Margaret H. Carter

Date: _____

TMS No. 301-00-00-003

Roger Parke Hanahan, Jr.

Date: _____

TMS No. 301-00-00-005

Whitfield Construction Company

By: _____

Its: _____

Date: _____

TMS No. 301-00-00-002

Millbrook, LLC

By: _____

T. Heyward Carter, Jr., as Investment Manager of
THC Millbrook, LLC and as Co-Trustee of the Grace H. Carter Trust
f/b/o Margaret Carter

Date: _____

By: _____

William S. Jackson, as Trustee of the GCJ Legacy Trust

Date: _____

By: _____

Grayson C. Jackson, as Trustee of the WSJ Legacy Trust and as
Co-Trustee of the Grace H. Carter Trust f/b/o Margaret H. Carter

Date: _____

Margaret H. Carter

Date: _____

TMS No. 301-00-00-003

Roger Parke Hanahan, Jr.

Roger Parke Hanahan Jr
Date: 12/15/2017

TMS No. 301-00-00-005
Whitfield Construction Company
By: _____
Its: _____
Date: _____

TMS No. 359-00-00-006
3453 Ashley River Road, LLC
By: _____
Its: _____
Date: _____

TMS No. 301-00-00-023 (a portion)
WOH, LLC

By: WRS/MLK, LLC by Michael Anthony
Its: Managing Partner
Date: 12/18/11

Its: _____
Date: _____

TMS No. 301-00-00-023 (a portion)
WOH, LLC
By: WOL LLC N. Egan *[Signature]*
Its: Managing Partner
Date: 12-18-12

TMS No. 301-00-00-005

Whitfield Construction Company

By: _____

Its: _____

Date: _____

TMS No. 359-00-00-006

3453 Ashley River Road, LLC

By: Charles E. Truitt for management

Its: Charles E. Truitt

Date: 12-18-17

TMS No. 301-00-00-023 (a portion)

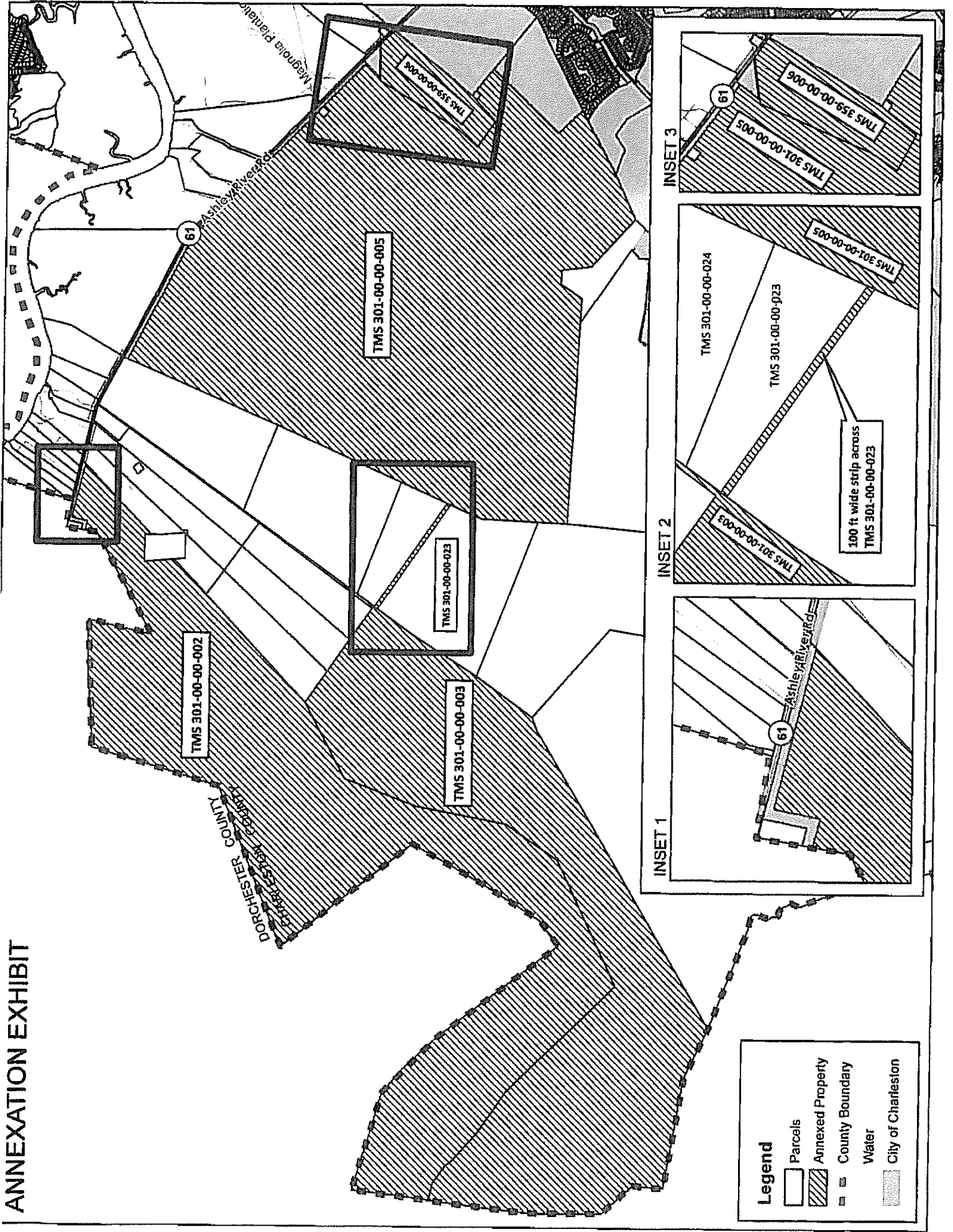
WOH, LLC

By: _____

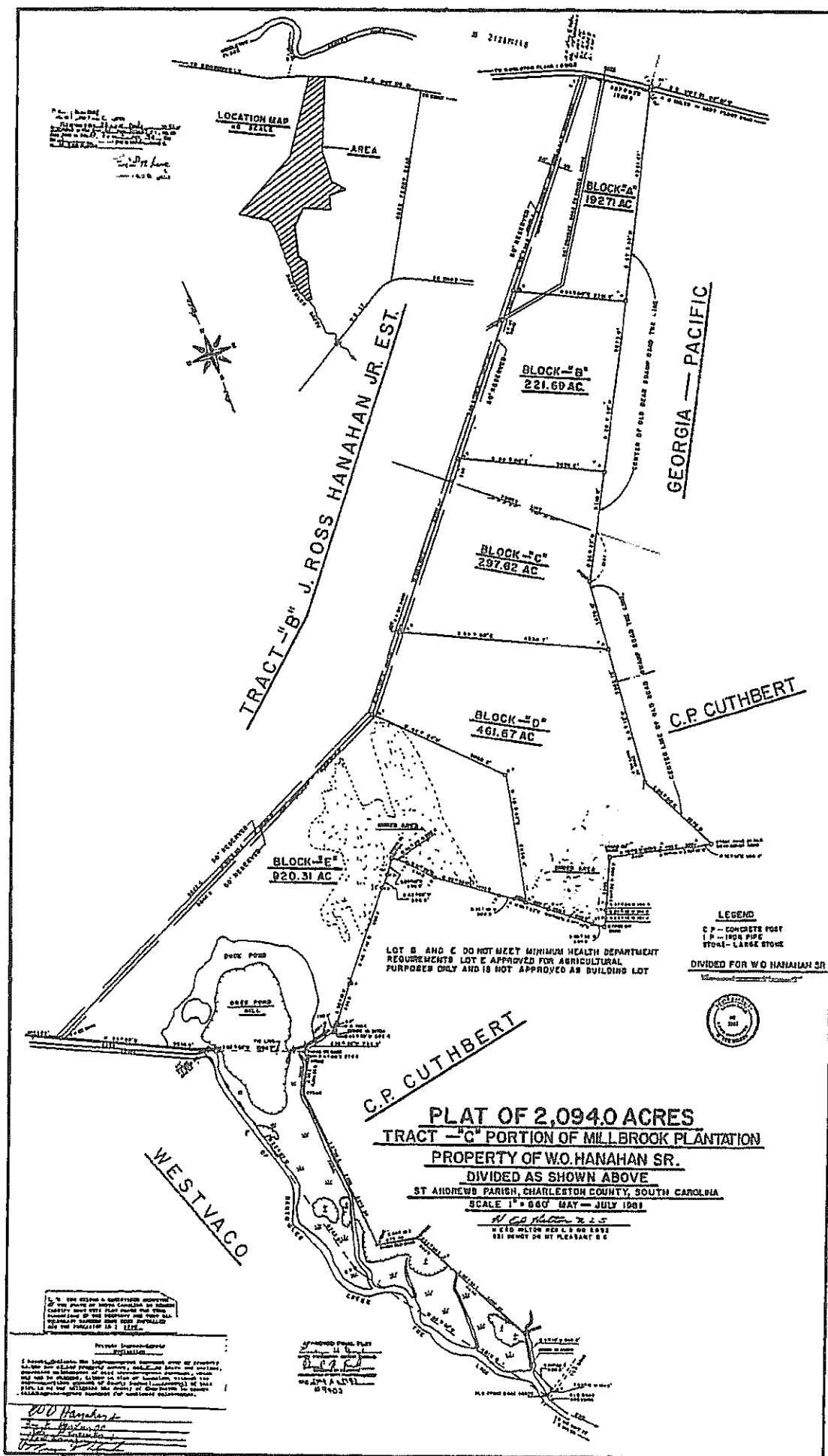
Its: _____

Date: _____

ANNEXATION EXHIBIT

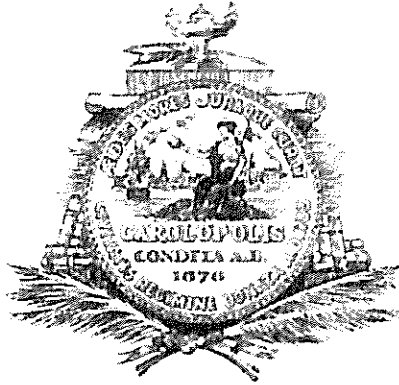


Plat
AV/156-
157



SITE
 CHARTERED SOUTH CAROLINA
 OFFICE OF ENGINEERING SURVEYORS
 THE SURVEYOR HAS BEEN ADVISED THAT THE
 SURVEY WAS MADE IN ACCORDANCE WITH THE
 SURVEYING ACT OF 1901 AND THE
 SURVEYING ACT OF 1902.

2000 FT
 1000 FT
 500 FT
 250 FT
 125 FT
 62.5 FT
 31.25 FT
 15.625 FT
 7.8125 FT
 3.90625 FT
 1.953125 FT
 0.9765625 FT
 0.48828125 FT
 0.244140625 FT
 0.1220703125 FT
 0.06103515625 FT
 0.030517578125 FT
 0.0152587890625 FT
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RESOLUTION

Whereas, the City has undertaken an initiative to improve an area of the City known as the Cooper River Bridge District, said district being located on the peninsula in the area at and around the location of the former John P. Grace and Silas Pearman bridges; and

Whereas, in furtherance of this initiative, the City has undertaken efforts to reknit the community once separated by the bridges by assisting the facilitation of the development of affordable housing, a community center to be operated by S. C. State University and street and drainage improvements; and

Whereas, a key component of this initiative is providing more open space for recreational uses and providing public linkage by way of a linear park between the Lowline and Morrison Drive; and

Whereas, the City has identified two parcels of property on Nassau Street that are privately owned, but are required to fulfill the vision of a linear park between the Lowline and Morrison Drive; and

Whereas, City Council has determined that these parcels of property on Nassau Street should be acquired by the City to enable the City to install pedestrian and other improvements on the parcels and to incorporate them into the linear park that will run from the Lowline to Morrison Drive; and

Whereas, while City Council endorses concerted efforts to negotiate a purchase of these properties, in recognition of the benefits that will inure from the City's ownership and use of these properties for park purposes, City Council passes this Resolution to authorize the acquisition of these properties by way of eminent domain proceedings, if necessary to acquire title to this property.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of Charleston, in City Council assembled, that the initiation of eminent domain proceedings to acquire the properties located on Nassau Street bearing TMS Nos. 459-05-03-005 and 459-05-03-001 to enable the creation of a park is hereby authorized.

DONE THIS _____ DAY OF _____, 2018

John J. Tecklenburg, Mayor

Vanessa Turner Maybank,
Clerk of Council

A RESOLUTION

CLARIFYING CERTAIN TERMS FOR REIMBURSEMENT OF TIF PROCEEDS PURSUANT TO AN, EXISTING SEPTEMBER 13, 2016 RESOLUTION

As an incident to the adoption of this Resolution, City Council of the City of Charleston makes the following findings of fact:

All capitalized terms used, but not specifically defined herein, shall carry the meaning set forth in that certain Resolution of City Council dated September 13, 2016, a copy of which is attached hereto and incorporated herein by reference as Exhibit A (the “**Original Resolution**”).

The Original Resolution, together with the Public Infrastructure Improvements Agreement (“**PIAA**”) between City and WestEdge Foundation (“**WEF**” (formerly known as “Horizon Project Foundation”)) and the Tri-Party Agreement among MUSCF, City and WEF (“**Tri-Party Agreement**”), contemplated generally that the City would reimburse WEF, as well as the City and MUSCF, from TIF Proceeds at certain times and in certain amounts.

When the Original Resolution was adopted, WEF, City and MUSCF anticipated that, at the time TIF Proceeds first became available, the City and MUSCF would have made payments on account of Section 9.4 of the 99 WestEdge PSA (“**99 WE Guaranty Payments**”), and as such, the parties reached an understanding, reflected in the Original Resolution, that prior to any other disbursement of TIF Proceeds, the City would reimburse itself and MUSCF, 50% to each, for any 99 WE Guaranty Payments made by such parties.

Due to unexpected timing, TIF Proceeds totaling \$2,934,005.88 are available (“**Available TIF Proceeds**”), but no 99 WE Guaranty Payments have been made to date. This unexpected state of facts creates some question under the Original Resolution as to whether the Available TIF Proceeds are eligible for reimbursement to WEF under the PIAA, or whether the same ought to be set aside for reimbursement directly to the City and MUSCF, in anticipation of future 99 WE Guaranty Payments.

Because there are no outstanding 99 WE Guaranty Payments for which reimbursement can be made, City and MUSCF staff, as well as the Board of Directors of WEF (including representatives from the City and MUSCF) are minded to disburse the Available TIF Proceeds to WEF provided the conditions to disbursement set forth in the PIAA are met. So as to avoid any confusion resulting from the unexpected timing described above, City Council determined to issue the within Resolution for purposes of clarifying its understanding that such disbursement will be made and to consent to the same, provided, however, that prior to such disbursement, MUSCF acknowledges in writing that the disbursement is being made and that such disbursement will not violate the Original Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CHARLESTON, SOUTH CAROLINA:

SECTION 1. City Council confirms all the findings of fact contained in the recitals of this Resolution.

SECTION 2. Provided MUSCF has agreed in a written letter to the Mayor that doing so will not violate the Original Resolution and acknowledging the terms of this Resolution, and provided all conditions to disbursement set forth in the PIAA are met, the Mayor is authorized to cause the City to pay WEF the Available TIF Proceeds in accordance with the PIAA. For avoidance of doubt,

the Original Resolution shall continue in full force and effect, it being expressly acknowledged, however, that payment will be made thereunder only in reimbursement of 99 WE Guaranty Payments made. If and to the extent there are no outstanding 99 WE Guaranty Payments at any time TIF Proceeds are available, City shall be entitled to disburse the same to WEF in accordance with the PIAA.

SECTION 3. City staff is instructed to develop with MUSCF, and the Mayor is expressly authorized to enter into, any and all necessary correspondence or agreements to provide MUSCF with adequate assurance that it may rely on the payment structure set forth in Section 2 above.

DONE IN MEETING DULY ASSEMBLED, on _____, 2018.

CITY OF CHARLESTON, SOUTH
CAROLINA

By:

Mayor

Attest:

Clerk

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

I, the undersigned, Clerk of City Council of Charleston, South Carolina, DO HEREBY CERTIFY:

That the foregoing is a true, correct and verbatim copy of a Resolution adopted by the said City Council, having been read at a duly called and regularly held meetings at which a quorum attended and remained throughout on _____ 2018.

That the said Resolution is now in full force and effect and has not been modified, amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my Hand this ____ day of _____, 2018.

Clerk of City Council of the City of
Charleston, South Carolina